GREATER BENGALURU AUTHORITY

Selection of Agency to provide Consultancy Services for

"Preparation of GIS based Master Plan for the Local Planning Area of Greater Bengaluru Authority

Tender Reference Number: GBA/2025-26/SE0022

CORRIGENDUM-1

With reference to the tender document number GBA/2025-26/SE0022 bidders are requested to take note of the amendments to the tender document.

Sl. No.	Tender Page No.	Tender Clause Number	Existing Clause	Modified Clause
1.	5	Section-1, Notice inviting Global Tender (NGT)	Following is the schedule of activities Last Date for submission of Tender in 10-02-2026 at 05.30 PM www.kppp.karnataka.gov.in) Opening date of tender thorugh KPPP: 12-02-2026 at 11:00 AM	Last Date for submission of Tender in 23-02-2026 upto 05.30 PM www.kppp.karnataka.gov.in) Opening date of tender thorugh KPPP: 25-02-2026 at 11:00 AM
2.	11	Section-2 Information To Agency 3.3 (a)	3. Preparation of Proposal 3.3. While preparing the Technical Proposal, Agency must give particular attention to the following: a) If an Agency considers that it does not have all the expertise for the Assignment, it may obtain a full range of expertise by associating with individual Agency(s) and/or other Agency or entities as appropriate. Agency may associate with the other Agency only with approval of the Client.	3. Preparation of Proposal 3.3. While preparing the Technical Proposal, Agency must give particular attention to the following: a) If an Agency considers that it does not have all the expertise for the Assignment, it may obtain a full range of expertise by associating with individual Agency(s) and/or other Agency or entities as appropriate.

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3.	16 & 17	Section-2 Information To Agency 5.5.1	The selected Bidder should provide a Performance Security equal to **5%** (Five percent) of the contract value in the format set out in the draft service agreement by way of an unconditional & irrevocable Bank Guarantee from Nationalized Bank, required under the draft service agreement. The Performance Security shall be kept valid in full force and in effect till the limited liability period i.e. one year after the completion of the project.	The selected Bidder should provide a Performance Security equal to **5%** (Five percent) of the contract value in the format set out in the draft service agreement by way of an unconditional & irrevocable Bank Guarantee from Nationalized Bank / Schedule Commercial Bank required under the draft service agreement. The Performance Security shall be kept valid in full force and in effect till the end of limited liability period i.e. one year after the completion of the project.
4.	17	Section-2 Information To Agency 5.9	Limitations of Liability Provisions The liability of contract will not exceed the tender amount and liability period shall be upto 12 months after the completion of the project.	The Consultant's maximum total aggregate liability towards the Client under this Contract for all claims, losses, indemnity, damages, penalties and expenses in any way arising from or related to the performance of this Contract whether, resulting from negligence, statute, tort or otherwise (meaning for any damages from any causes whatsoever and whatever the legal basis), shall be limited to 100% of the Contract Value and liability period shall be upto 12 months after the completion of the project.
5.	19	Data Sheet 15	The minimum required qualification and experience of proposed key professional staff are as below: (Professional staff shall be the members or outsourced professionals of the lead member)	The minimum required qualification and experience of proposed key professional staff are as below: (Professional staff shall be the members or outsourced professionals of the bidder/ JV / Consortium member)
6.	22	Data Sheet	Conservation Architect: 01	Conservation Architect: 01

Sl. No.	Tender Page No.	Tender Clause Number	Existing Clause	Modified Clause
		Point-15, Serial No. 15	Minimum Educational Qualification: Post-Graduation in Conservation Architecture	Minimum Educational Qualification: Post-Graduation in Conservation Architecture / Post Graduation in Urban Design
7.	23	Data Sheet Point-16	Reports, Maps, Zonal Regulations etc., which are part of the assignment including draft stage must be written in both **Kannada and English languages**	Reports, Maps, Zonal Regulations etc., which are part of the assignment must be written in **English language.** The consultant shall submit reports of Draft Master Plan and Final Master Plan in both Kannada and English. Summaries and presentations at interim stages of the project shall be submitted both in Kannada and English.
8.	23	Data Sheet Point-24	Client will adhere to the following Schedule of Tendering Process : 4. Last Date for submission of Tender in e-portal: 10-02-2026-at 5.30 PM 5. Opening of Technical Proposals in the e-portal at the Office of GBA: 12-02-2026 at 11 .00 AM	Client will adhere to the following Schedule of Tendering Process : 4. Last Date for submission of Tender in e-portal: 23-02-2026-upto 5.30 PM 5. Opening of Technical Proposals in the e-portal at the Office of GBA: 25-02-2026 at 11 .00 AM
9.	24	Data Sheet Point-27 (b)	Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, each project with minimum area of 500sq.kms in case of projects within India and 300 sq kms in case of projects outside India	Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, each project with minimum area of 500sq.kms in case of projects within India and 300 sq kms in case of projects outside India during

Sl. No.	Tender Page No.	Tender Clause Number	Existing Clause	Modified Clause
			during Ten years preceding to Proposal Due Date. (i) Two eligible projects: a. Eligible project one each in India and abroad : 8.0 b. Two Eligible projects either in India or abroad : 6.0 (ii) Additional eligible projects: 2 points per project : 4.0	fifteen years preceding to Proposal Due Date. (i) Two eligible projects: a. Eligible project one each in India and abroad : 8.0 b. Two Eligible projects either in India or abroad : 6.0 (ii) Additional eligible projects: 2 points per project : 4.0
10.	24	Data Sheet Point-27 (c)	Should have achieved minimum annual turnover of Rs.12 Crores (Rupees twelve Crores) **in any two years** during the last eight financial years, i.e., 2017-18 to 2024-25. Produce balance sheet and Audit Report for the financial year 2017-18 to 2024-25.	The bidder should have achieved minimum annual turnover of Rs. 12 crores (Rupees Twelve Crores) in any two years during the last eight financial years, i.e., 2017-18 to 2024-25. In case of JV/consortium the lead member of the JV / Consortium should have achieved 60% of the minimum annual turnover requirements and the partner should have achieved 40% of the annual turnover requirement in any two years during the last eight financial years, i.e., 2017-2018 to 2024-25. The bidder shall produce balance sheet and Audit Report for the financial year 2017-18 to 2024-25.
11.	24 & 25	Data Sheet Point-27 (d)	Documentary proof shall be submitted for previous experience in the form of work order / engagement letter / Service Agreement supported by completion certificate issued by the client. In case completion certificate is not	Documentary proof shall be submitted for previous experience in the form of work order / engagement letter / Service Agreement supported by completion certificate issued by the client. In case completion certificate is not available, agency

Sl. No.	Tender Page No.	Tender Clause Number	Existing Clause	Modified Clause
			available, agency shall provide a certificate from the client regarding assignment is completed to a stage, i.e., Ready for submission to the Government for final approval and supported by the service agreement along with Chartered Accountant's certificate for realisation of at least 80% payment of contract value. Such document shall specify all details required to ascertain the eligibility criteria of the bidder.	shall provide a certificate from the client regarding assignment is completed to a stage, i.e., Ready for submission to the Government for final approval and supported by the service agreement along with Chartered Accountant's certificate confirming payments received by the agency. Such document shall specify all details required to ascertain the eligibility criteria of the bidder.
12.	26	Data Sheet Point-28 (5)	**Annual Turnover:** Should have achieved minimum annual turnover of Rs.12 crores (Rupees Twelve Crores) **in any two years** during the last eight financial years, i.e., 2017-2018 to 2024-25. Produce balance sheet and Audit Report for the financial year 2017-18 to 2024-25	The bidder should have achieved minimum annual turnover of Rs. 12 crores (Rupees Twelve Crores) in any two years during the last eight financial years, i.e., 2017-18 to 2024-25. In case of JV/consortium the lead member of the JV / Consortium should have achieved 60% of the minimum annual turnover requirements and the partner should have achieved 40% of the annual turnover requirement in any two years during the last eight financial years, i.e., 2017-2018 to 2024-25. The bidder shall produce balance sheet and Audit Report for the financial year 2017-18 to 2024-25.
13.	26	Data Sheet Point-28 (5) Note-(ii)	JV/consortium companies will be evaluated based on combined evaluation basis.	JV/consortium companies will be evaluated based on combined evaluation basis and the Annual Turnover will be evaluated as per the corrigendum issued to the Data Sheet Point-28 (5) and Data Sheet Point-27 (c)

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<tr><td>14.</td><td>35</td><td>Section -3: Technical Proposal - Standard Forms

Form 3B – Agency's Profile and References, Point No. 4</td><td>Turnover of Bidder/ Lead Member, in case of Consortium/ JV during last five years:

Certificate issued by the Chartered Accountant on the Annual Turnover for past eight years shall be submitted in the prescribed format 3K.</td><td>Turnover of Bidder/ Lead Member and partner, in case of Consortium/ JV during last eight years

Certificate issued by the Chartered Accountant on the Annual Turnover for past eight years shall be submitted in the prescribed format 3K.</td></tr>
<tr><td>15.</td><td>51</td><td>Section – 4: Financial Proposal Forms

Form – 4B: Summary of Cost</td><td>
<table>
<tr><th>No.</th><th>Description</th><th>Amount (in rupees),</th></tr>
<tr><td>A.</td><td>Remuneration of Key Professional Staff</td><td></td></tr>
<tr><td>B.</td><td>Remuneration of supporting staff</td><td></td></tr>
<tr><td>C 1.</td><td>Transportation/ Duty travel to site</td><td></td></tr>
<tr><td>C 2</td><td>Office stationary, furniture and equipment, utility and communication</td><td></td></tr>
<tr><td>C 3</td><td>Surveys</td><td></td></tr>
<tr><td>C 4</td><td>Documentation, report generation, printing, etc.,</td><td></td></tr>
<tr><td></td><td>Total Cost</td><td></td></tr>
<tr><td></td><td>Consultancy Service Tax/Any other Applicable tax/GST</td><td></td></tr>
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<tr><td>C 4</td><td>Documentation, report generation, printing, etc.,</td><td></td></tr>
<tr><td>C5</td><td>Cost towards implementation of Communication and outreach plan</td><td></td></tr>
<tr><td></td><td>Total Cost</td><td></td></tr>
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Sl. No.	Tender Page No.	Tender Clause Number	Existing Clause	Modified Clause
			Total Cost (Including Taxes)	Consultancy Service Tax/Any other Applicable tax/GST Total Cost (Including all Taxes)
16.	57	Section-5: Terms of Reference 1.1.1 Basemap and Existing Land use	**Basemap and Existing Landuse** Basemap and existing landuse data prepared by KSRSAC (as detailed in data sheet)will be provided to the agency. However, the basemap and existing landuse data provided shall be verified and updated through ground truthing and field surveys by the agency and shall make necessary corrections (including spatial and vector correction on GIS) to fit into the standards mentioned in this document as required to enhance the accuracy of basemap and existing landuse data. The agency is also expected to carry out the structural condition survey of building simultaneously during the land use updation survey. All necessary field surveys for the entire local planning area, as mentioned in the KTCP Act and such other surveys mentioned in this document shall be carried out by the agency for the Master Plan.	**Basemap and Existing Landuse** Basemap and existing landuse data prepared by KSRSAC (as detailed in data sheet)will be provided to the agency. However, the basemap and existing landuse data provided shall be verified and updated through ground truthing and field surveys by the agency and shall make necessary corrections (including spatial and vector correction on GIS) to fit into the standards mentioned in this document as required to enhance the accuracy of basemap and existing landuse data. The agency is also expected to carry out the structural condition survey of building simultaneously with the land use updation survey. The consultant shall undertake a visual assessment to identify the dilapidated buildings/ cluster of dilapidated buildings with an objective to identify areas for renewal /re-development. In addition, the consultant shall also collect secondary data if available for this exercise. All necessary field surveys for the entire local planning area, as mentioned in the KTCP Act and such other surveys

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<tr><td></td><td></td><td></td><td></td><td>mentioned in this document shall be carried out by the agency for the Master Plan.</td></tr>
<tr><td>17.</td><td>58</td><td>Section-5: Terms of Reference

1.1.2 Opportunities and challenges of Master Plan: 2(d)</td><td>The process of legally mandated review and objections and public participation has to be integrated into the Plan process at city and Corporations/zone level. (The expenses for conducting workshops, public participation programme to be borne by the Agency. Cost of obtaining legal review, if pertains to GBA will be borne by GBA. The proceedings of this public-facing process will enable transparency and should be publicly available.</td><td>The process of legally mandated review and objections and public participation has to be integrated into the Plan process at city and Corporations/zone level. (The expenses towards the venue and audio – visual equipment will be borne by the client and all other expenditure for implementing the Communication and Outreach plan including conducting workshops, public participation programs to be borne by the Agency.

Cost of obtaining legal review, if pertains to GBA will be borne by GBA. The proceedings of this public-facing process will enable transparency and should be publicly available.</td></tr>
<tr><td>18.</td><td>85</td><td>Section-7: GENERAL CONDITIONS OF CONTRACT

6.0 Payments to Agency

6.1 Payment Schedule</td><td>
<table>
<tr><th>Sl. No.</th><th>Milestone</th><th>Release of payment (percentage of contract value)</th><th>Cumulative %</th></tr>
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Sl. No.	Tender Page No.	Tender Clause Number	Existing Clause				Modified Clause				
			2	Submission and approval of all reports, documents, maps specified under **Volume 2**	5	10	2	Submission and approval of all reports, documents, maps specified under **Volume 2**	10	15	
			3	Submission and approval of all reports, documents, maps specified under **Volume 3**	20	30	3	Submission and approval of all reports, documents, maps specified under **Volume 3**	20	35	
			4	Submission and approval of all reports, documents, maps specified under **Volume 4** (Restricted to Draft Master Plan Stage)	35	65	4	Submission and approval of all reports, documents, maps specified under **Volume 4** (Restricted to Draft Master Plan Stage)	35	70	
			5	Submission and approval of all reports, documents, maps specified under **Volume 5**	5	70	5	Submission and approval of all reports, documents, maps specified under **Volume 5**	5	75	
			6	Submission of all Reports and Documents specified under **Volume-6**	5	75	6	Submission of all Reports and Documents specified under **Volume-6**	5	80	
			7	Final Approval of Master Plan	10	85	7	Final Approval of Master Plan	5	85	
			8	**Master Plan** implementation and enforcement – one year	15	100	8	**Master Plan** implementation and enforcement – one year	15	100	

Sl. No.	Tender Page No.	Tender Clause Number	Existing Clause	Modified Clause
			starting from the date of approval of the Final Master Plan from Government – submission of the closure report Submission of all Reports and Documents specified under **Volume-7**	starting from the date of approval of the Final Master Plan from Government – submission of the closure report Submission of all Reports and Documents specified under **Volume-7**
19.	101	Schedule 1 Scope of Services / Details of the Tasks to be carried out Activity 3, Task 2 (iii)	The updation of existing land use and land cover map shall be undertaken by field survey. The agency shall also carry out the structural condition survey of buildings simultaneously during the land use updation survey. The objective of conducting the structural condition survey is to identify areas/clusters having buildings with poor structural conditions/dilapidated which can be proposed for re-development.	The updation of existing land use and land cover map shall be undertaken by field survey. The agency shall also carry out the structural condition survey of buildings simultaneously during the land use updation survey. The consultant shall undertake a visual assessment of the buildings to identify dilapidated buildings and cluster of dilapidated buildings with an objective to identify areas for renewal /re-development. In addition the consultant shall also collect secondary data if available for this exercise.
20.	81	Section 7- Special Conditions of contract clause 3.4, Insurance to be Taken Out	**Insurance to be Taken Out by the Agency** The Agency (i) shall take out and maintain, and shall cause any Sub agency to take out and maintain, at their (or the Sub-agency', as the case may be) own cost but on terms and conditions approved by the Client, insurance against the risks, and for the coverage, as	**Insurance to be Taken Out by the Agency** The Agency (i) shall take out and maintain, and shall cause any Sub agency to take out and maintain, at their (or the Sub-agency', as the case may be) own cost but on terms and conditions approved by the Client, insurance against the risks, and for the coverage, as shall

Sl. No.	Tender Page No.	Tender Clause Number	Existing Clause	Modified Clause
		by the Agency	shall be specified in the TD/SC, and (ii) at the Client's request, shall provide evidence to the Client showing that such insurance has been taken out and maintained and that the current premiums therefore have been paid.	be specified in the TD/SC, and (ii) at the Client's request, shall provide evidence to the Client showing that such insurance has been taken out and maintained and that the current premiums therefore have been paid. (iii) Any loss caused to the life and property due to negligence or dereliction of duty of the engaged service provider is to be indemnified by the service provider up to the entire satisfaction of the concerned office.

- The link to Greater Bengaluru local planning area map and list of villages can be downloaded from the following link: https://updates.bbmpgov.in/v1/api/file/124044473006-GREATER%20BENGALURU%20LOCAL%20PLANNING%20AREA%20MAP%20&%20NOTIFICATIONS_compressed.pdf
- The Sample base map can be downloaded from the following link: https://updates.bbmpgov.in/v1/api/file/576667660786-ELU.pdf

All other terms and conditions and clauses of the tender document remains same. Any clarification may please be obtained from the office of the Chief Town Planner, Greater Bengaluru authority, N.R Square, Bengaluru -560002

B.N. 30/1/26

Additional Chief Town Planner
Greater Bengaluru Authority